

Administrative Alternates



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

| | |
|---|------------------------|
| Administrative Alternate Request: <i>Requested in accordance with UDO Section 10.2.17</i> | OFFICE USE ONLY |
| Section(s) of UDO affected: UDO sec. 3.2.5.F1 Provide an explanation of the alternate requested, along with an applicant's statement of the findings The rear of the Industrial building is a loading dock, the building is 280' from r/w and cannot be seen from R/W Provide all associated case plan numbers including zoning and site plan: SR-16-18 Trans. # 545559 | Transaction Number |

| | | |
|---|---|--|
| Property Address 3050, 3060 & 3080 Hammond Business Place | | Date June 22, 2018 |
| Property PIN 1702-74-0671 | Current Zoning IX-3 | |
| Nearest Intersection Hammond Road & Rush Street | | Property size (in acres) 19.55 |
| Property Owner Hammond Road Properties East, LLC. | Phone 919-259-9360 | Mail P. O.Box 566, Greenville, N.C. 27835 |
| | Email jonathan@tfonc.com | |
| Project Contact Person B. Taylor Blakely, RLA | Phone 919-412-5415 | Mail 700 Exposition Pl., S105, Raleigh, N.C. 27615 |
| | Email taylor@blakelydesign.net | |
| Property Owner Signature <i>Jonathan Taylor</i> | Email jonathan@tfonc.com | |
| Notary Sworn and subscribed before me this <u>22</u> day of <u>June</u> , 20 <u>18</u> | Notary Signature and Seal <i>Sarah Tyndall</i> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> Sarah Tyndall Notary Public Pltt County North Carolina </div> | |

Exhibit A to Administrative Alternate Request

Nature of Request:

The applicant is requesting an administrative alternate to the transparency requirements for the west-facing elevations of three one-story general buildings on property zoned IX-3.

An administrative site review application is under review by the City, with case number SR-16-18, which proposes three (3) additional buildings for office and warehouse use.

Proposed Administrative Alternate:

1. The proposed alternate meets the intent of the transparency requirements.

The intent of the transparency requirements is to (i) lend visual interest to street-facing building facades for both pedestrians and building occupants, and (ii) minimize blank wall areas. First, it is important to note that the street facing elevations are located over 300 feet from the Hammond Road right-of-way. Also, Hammond Road is a four-lane divided avenue with no sidewalk on the applicant's side of the road. Third, all of the buildings are separated from the right-of-way by a buffered creek, a generous dip in grade and a large number of protected trees, which essentially block all view to and from Hammond Road. Finally, the west-facing portions of the buildings are used to move storage in and out of the warehouse, areas that by their nature cannot have windows along the exterior of the building.

Instead of providing windows to meet the transparency requirement, the applicant is providing façade depth and color variations to the rear/west-facing elevations. These architectural features will add visual interest to any pedestrians along Hammond Road who may have a limited and obstructed view of the buildings.

2. The proposed alternate conforms to the Comprehensive Plan and adopted City Plans.

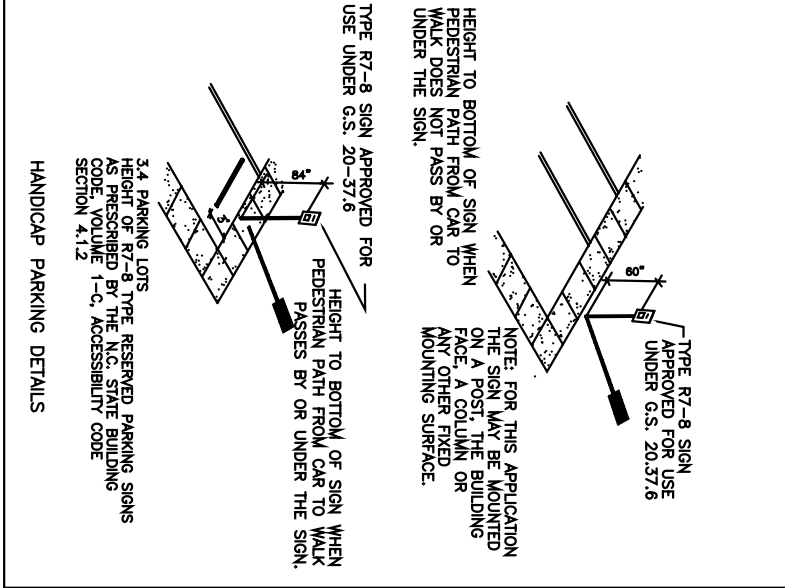
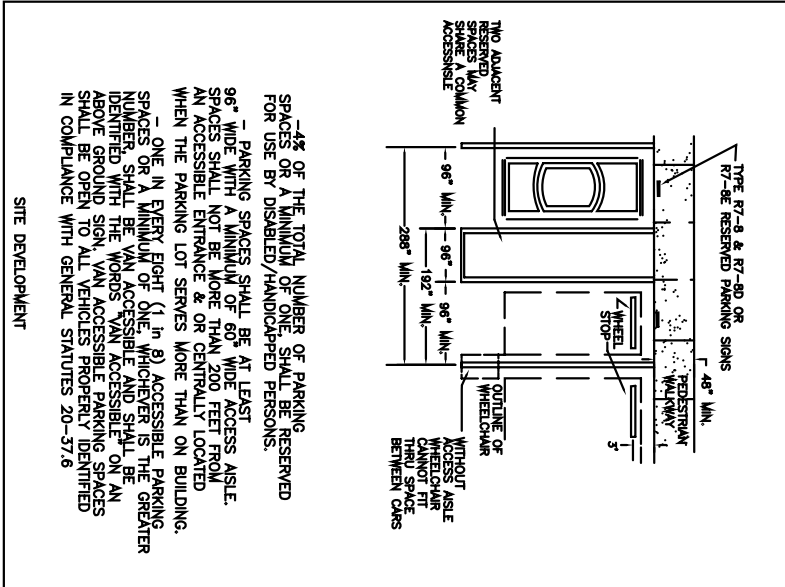
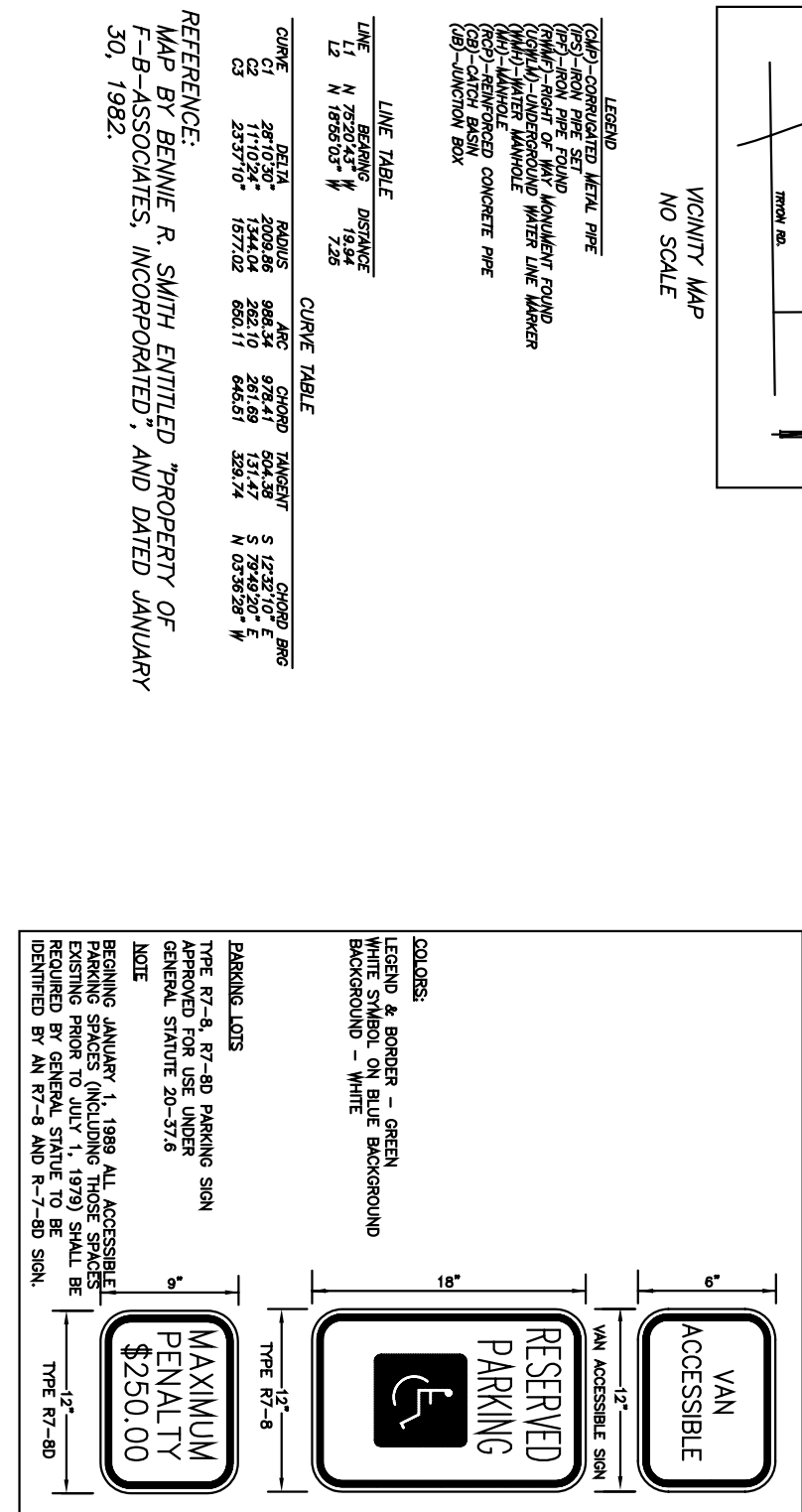
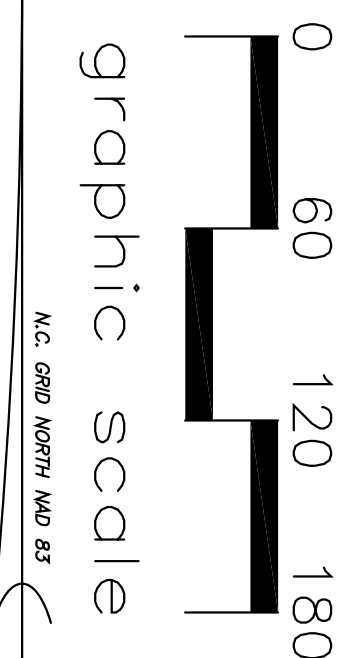
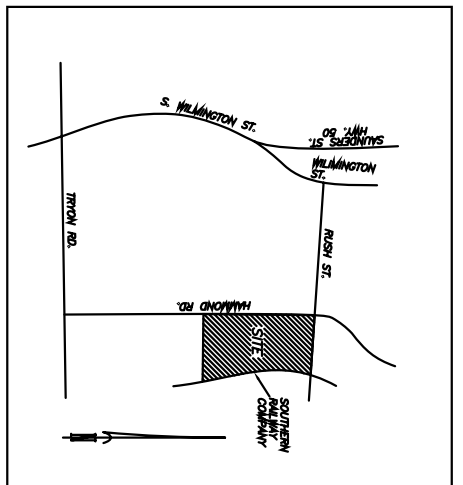
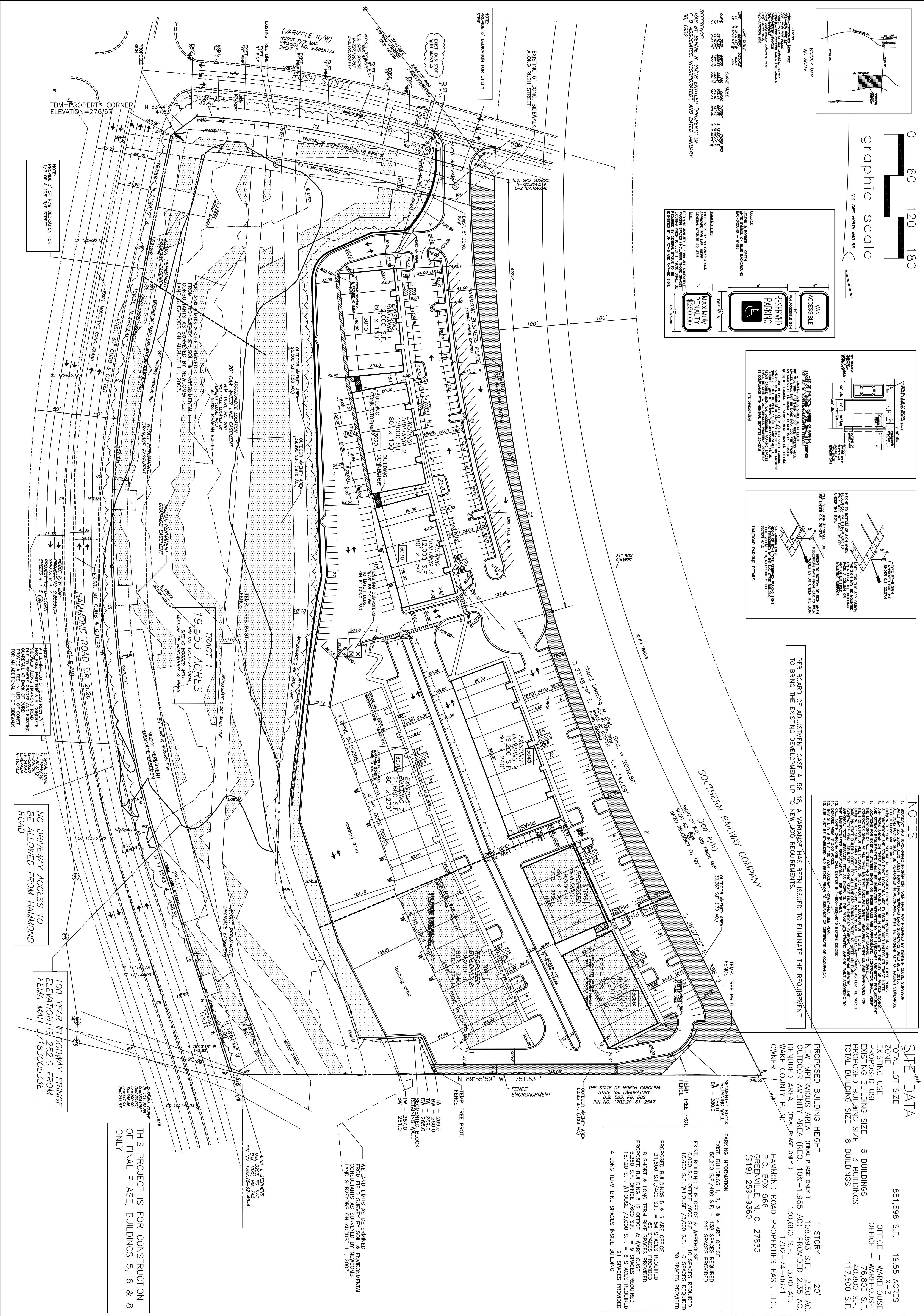
The Comprehensive Plan and other City-adopted plans do not provide any direct, specific guidance with regard to this property. The alternate request is consistent with the following general Comprehensive Plan policies: Policy UD 1.3, Policy UD 1.4, and Policy UD 1.7.

3. The west-facing building façades utilize other architectural treatments to create visual interest to offset the reduction in transparency.

As noted above, the parapet change in depth and color offers variation to the facade in the vertical dimension. The overhead doors and pedestrian doors create repetition and rhythm in the horizontal direction of the facade. Care has been taken to create a varied, but cohesive color scheme on all sides of the building, providing a design with visual interest as well as continuity.

4. The three new buildings, on the whole, offer visual interest in the way of transparency for the occupants of the buildings, meeting the secondary intent of the transparency requirements.

Visual interest for the occupants of the buildings is enhanced by windows provided on three sides of every building. The designated rule of 20% transparency from 0' to 12' for these one-story buildings is met or exceeded on the majority of the facades of these buildings.



- NOTES**
1. DRAINAGE AND TOPOGRAPHY INFORMATION NOTED FROM Aerial Photographs, Survey, and Other Sources.
 2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS.
 3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS.
 4. ANY WORK SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS.
 5. THE EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. THE EXISTING UTILITIES SHALL BE VERIFIED BY THE OWNER PRIOR TO CONSTRUCTION.
 6. THE EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. THE EXISTING UTILITIES SHALL BE VERIFIED BY THE OWNER PRIOR TO CONSTRUCTION.
 7. THE EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. THE EXISTING UTILITIES SHALL BE VERIFIED BY THE OWNER PRIOR TO CONSTRUCTION.
 8. THE EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. THE EXISTING UTILITIES SHALL BE VERIFIED BY THE OWNER PRIOR TO CONSTRUCTION.
 9. THE EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. THE EXISTING UTILITIES SHALL BE VERIFIED BY THE OWNER PRIOR TO CONSTRUCTION.
 10. THE EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. THE EXISTING UTILITIES SHALL BE VERIFIED BY THE OWNER PRIOR TO CONSTRUCTION.
 11. THE EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. THE EXISTING UTILITIES SHALL BE VERIFIED BY THE OWNER PRIOR TO CONSTRUCTION.
 12. THE EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. THE EXISTING UTILITIES SHALL BE VERIFIED BY THE OWNER PRIOR TO CONSTRUCTION.
 13. THE EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. THE EXISTING UTILITIES SHALL BE VERIFIED BY THE OWNER PRIOR TO CONSTRUCTION.

| SITE DATA | | |
|--|--------------------|--------------------|
| TOTAL LOT SIZE | 851,598 S.F. | 19.55 ACRES |
| ZONE | EX-1 | OFFICE - WAREHOUSE |
| EXISTING USE | OFFICE - WAREHOUSE | 1X-3 |
| PROPOSED BUILDING SIZE | 5 BUILDINGS | 76,800 S.F. |
| EXISTING BUILDING SIZE | 3 BUILDINGS | 40,800 S.F. |
| TOTAL BUILDING SIZE | 8 BUILDINGS | 117,600 S.F. |
| PROPOSED BUILDING HEIGHT | | |
| NEW IMPERVIOUS AREA (FINAL PHASE ONLY) | | |
| OUTDOOR AMENITY AREA (REQ. 10%-1.955 AC) PROVIDED 2.35 AC. | | |
| DEVELOPED AREA (FINAL PHASE ONLY) | | |
| HAYMOND ROAD PROPERTIES EAST, LLC. | | |
| P.O. BOX 566 | | |
| GREENVILLE, N.C. 27835 | | |
| (919) 259-9360 | | |

| PARKING INFORMATION | |
|---|---|
| EXIST. BUILDINGS 1, 2, 3 & 4 ARE OFFICE | 50,200 S.F./7,400 S.F. = 246 SPACES PROVIDED |
| EXIST. BUILDING 7 IS OFFICE & WAREHOUSE | 15,600 S.F. / 3,000 S.F. = 6 SPACES PROVIDED |
| PROPOSED BUILDINGS 5 & 6 ARE OFFICE | 21,000 S.F./7,400 S.F. = 62 SPACES PROVIDED |
| 8 SHORT & LONG TERM BIKE SPACES PROVIDED | |
| PROPOSED BUILDING 8 IS OFFICE & WAREHOUSE | 52,200 S.F. / 6,000 S.F. = 10 SPACES PROVIDED |
| 15,150 S.F. WAREHOUSE / 3,000 S.F. = 21 SPACES PROVIDED | |
| 4 LONG TERM BIKE SPACES INSIDE BUILDING | |

THIS PROJECT IS FOR CONSTRUCTION OF FINAL PHASE, BUILDINGS 5, 6 & 8 ONLY

| | |
|-----------|------------------------|
| DATE | FEB. 19, 18 |
| SCALE | 1"=60' |
| DRAWN | BTB |
| JOB NO. | |
| REVISIONS | REVISED PER CDR. STAFF |
| SHEET | C1.0 |

OVERALL SITE PLAN-PROPOSED BUILDING 5, 6 & 8

HAMMOND BUSINESS PARK-PROPOSED BUILDING 5,6,8

3050, 3060 & 3080 HAMMOND BUSINESS PLACE

BLAKELY DESIGN GROUP

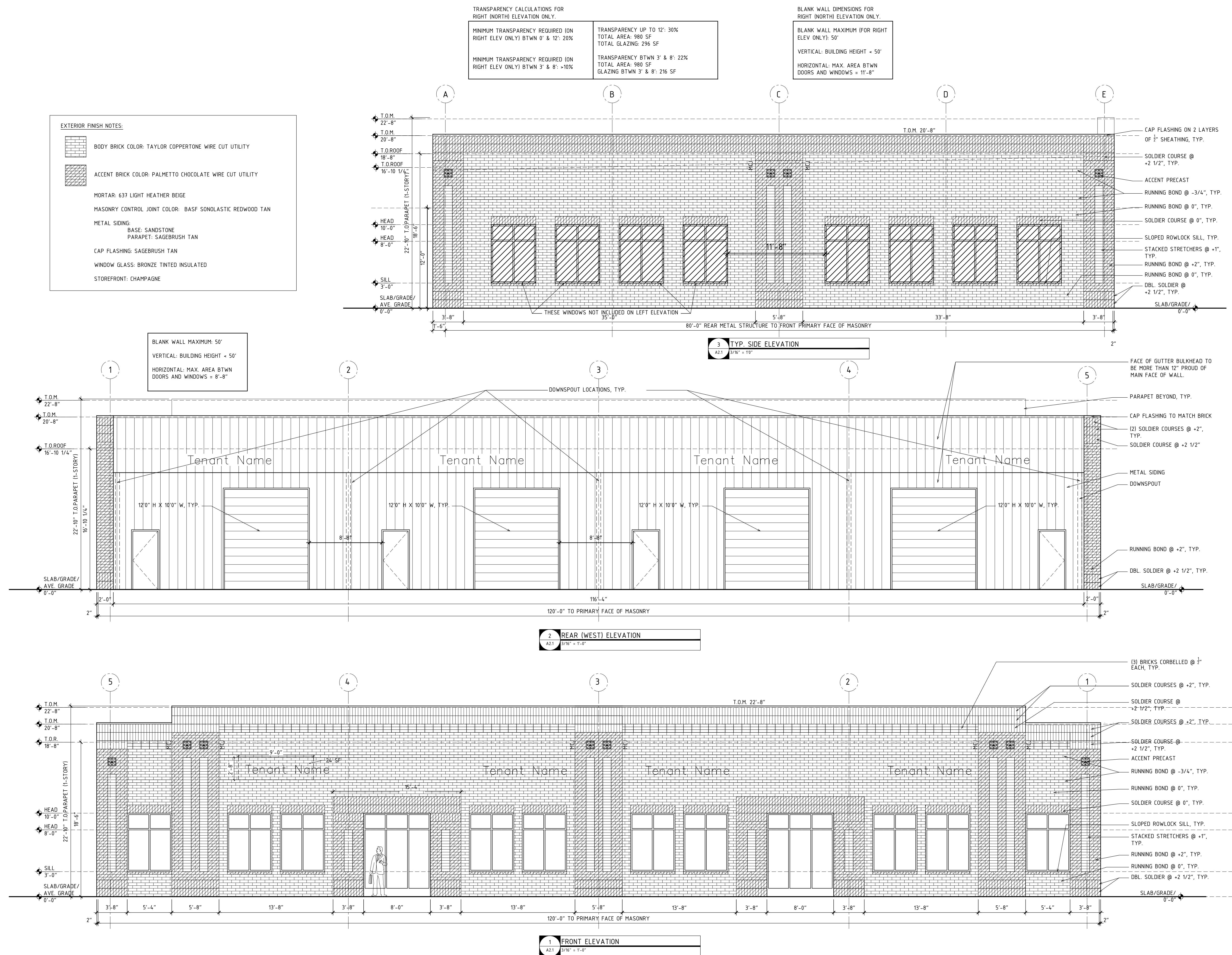
Landscape Architecture Site Planning

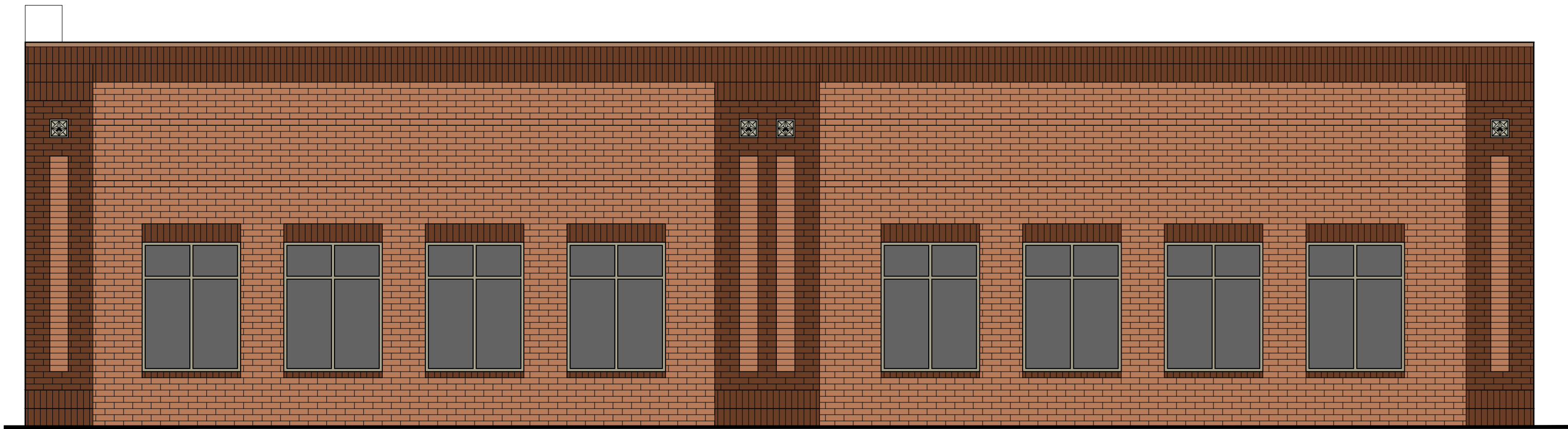
700 Exposition Place, Suite 105, Raleigh, North Carolina 27615

Telephone (919) 870-1868 Fax (919) 870-0752

E-Mail taylor@blakelydesign.net



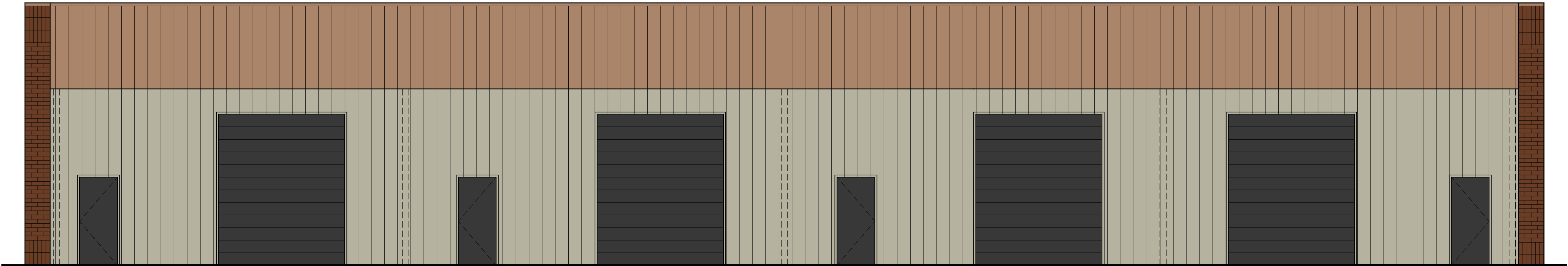




2

RIGHT (NORTH) ELEVATION - COLOR

A2.1b 3/16" = 1'-0"



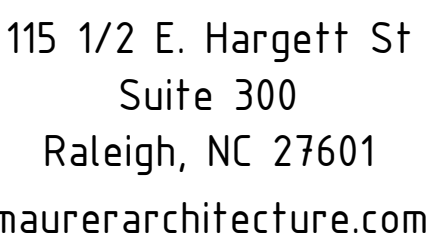
1

REAR (WEST) ELEVATION - COLOR

A2.1b 3/16" = 1'-0"

| EXTERIOR FINISH NOTES: | |
|--|---|
| <div></div> | BODY BRICK COLOR: TAYLOR COPPERTONE WIRE CUT UTILITY |
| <div></div> | ACCENT BRICK COLOR: PALMETTO CHOCOLATE WIRE CUT UTILITY |
| <div></div> | METAL SIDING BASE: SANDSTONE |
| <div></div> | METAL SIDING PARAPET & CAP FLASHING: SAGEBRUSH TAN |
| WINDOW GLASS: BRONZE TINTED INSULATED (SHOWN GRAY FOR RENDERING PURPOSES, BUT IS ACTUALLY CLEAR WITH A VERY SLIGHT TINT) | |
| <div></div> | STOREFRONT: CHAMPAGNE |

| | |
|-----------|----------|
| DATE | 07/05/18 |
| DR. | RDB |
| CH. | DSM |
| PROJ. # | 18010 |
| REVISIONS | DATE |

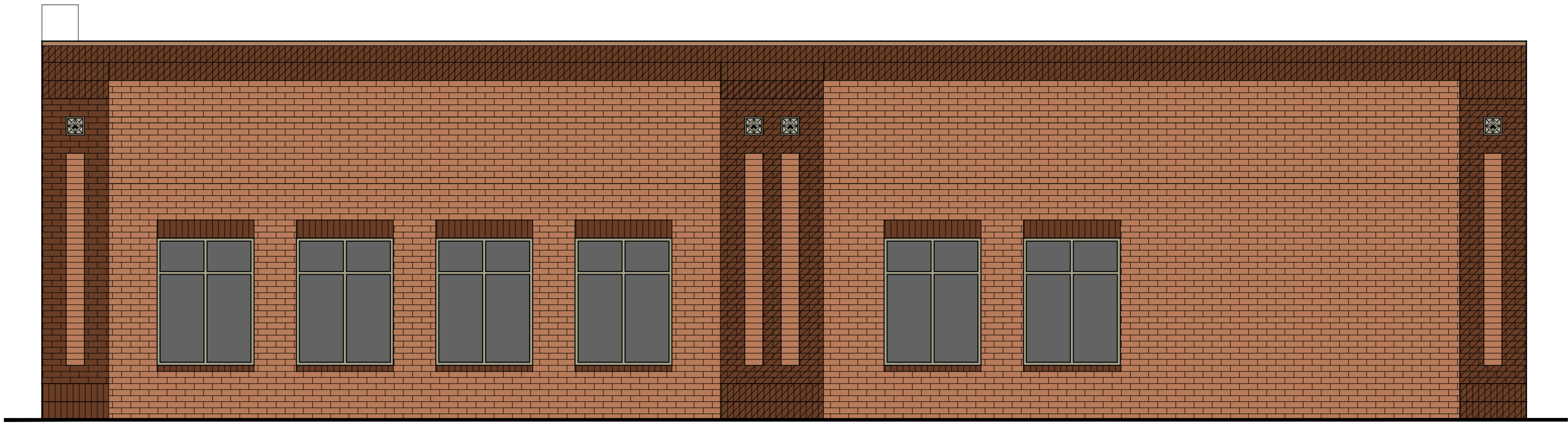


BUILDING 6

3060 Hammond Business Pl.
Raleigh, NC

A2.2



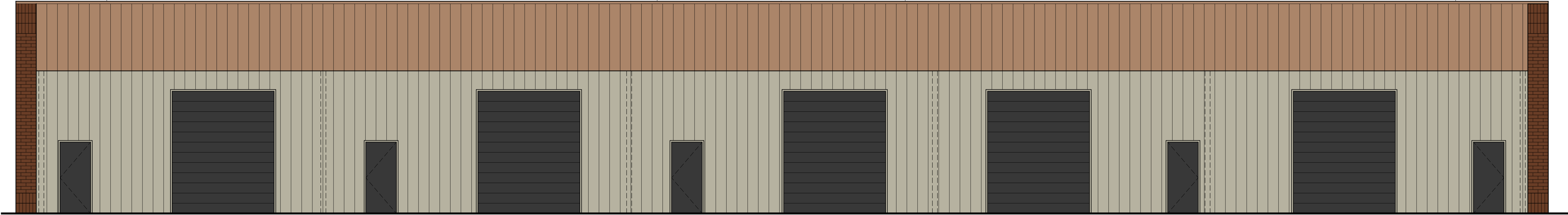


2

RIGHT (NORTH) ELEVATION - COLOR

A2.2b

3/16" = 1'-0"



1

REAR (WEST) ELEVATION - COLOR

A2.2b

3/16" = 1'-0"

EXTERIOR FINISH NOTES:

BODY BRICK COLOR: TAYLOR COPPERTONE WIRE CUT UTILITY

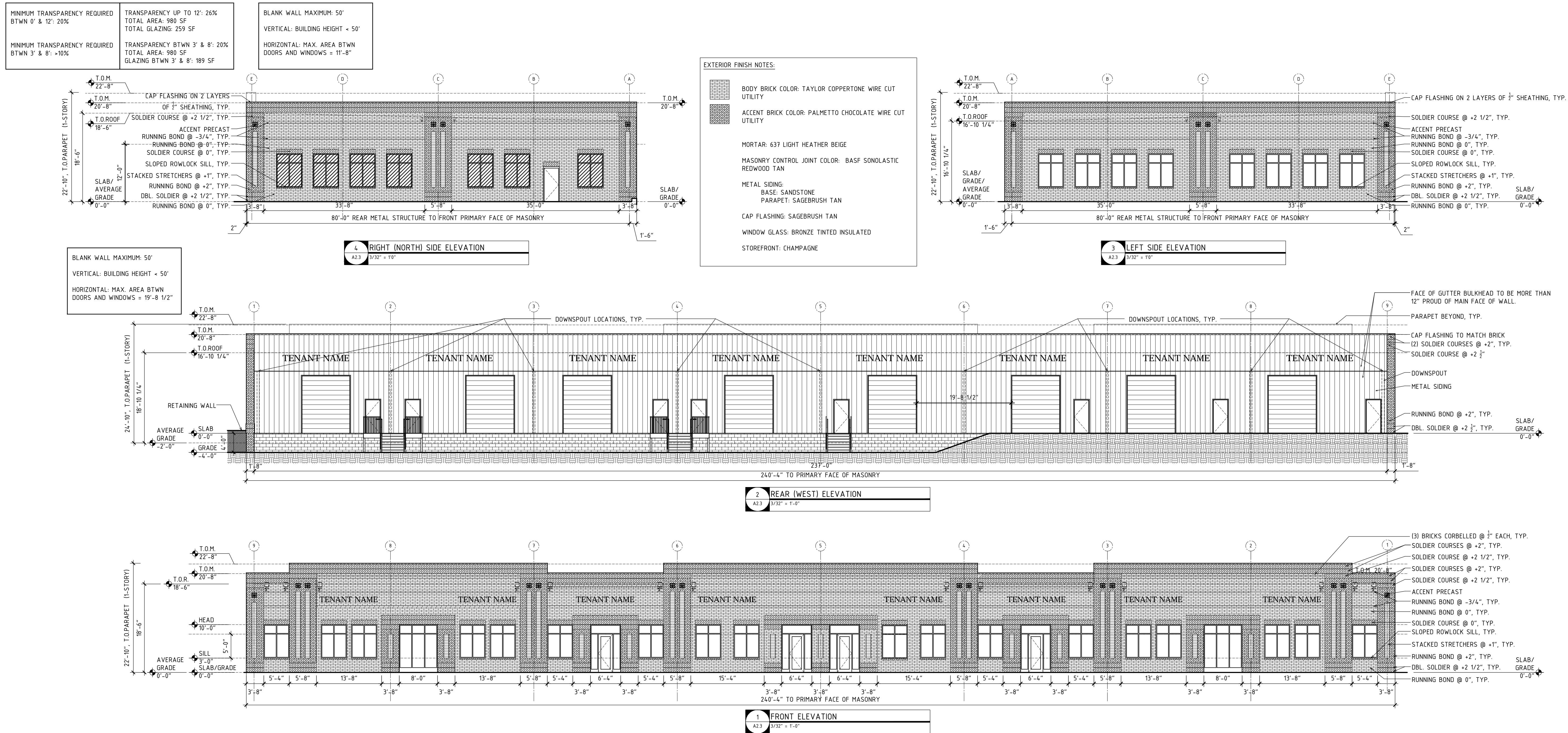
ACCENT BRICK COLOR: PALMETTO CHOCOLATE WIRE CUT UTILITY

METAL SIDING BASE: SANDSTONE

METAL SIDING PARAPET & CAP FLASHING: SAGEBRUSH TAN

WINDOW GLASS: BRONZE TINTED INSULATED (SHOWN GRAY FOR RENDERING PURPOSES, BUT IS ACTUALLY CLEAR WITH A VERY SLIGHT TINT)

STOREFRONT: CHAMPAGNE



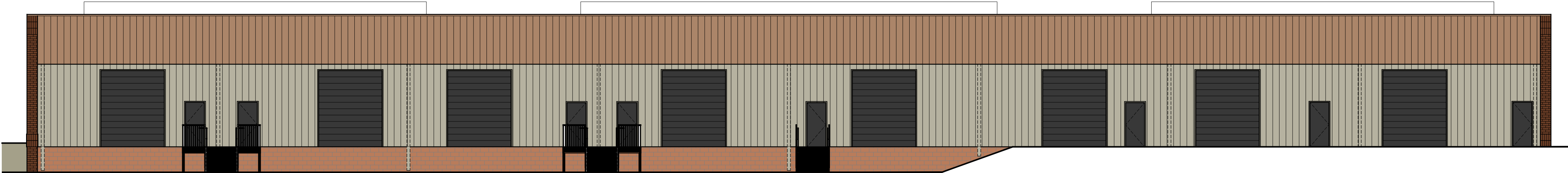
| | |
|-----------|----------|
| DATE | 07/05/18 |
| DR. | RDB |
| CH. | DSM |
| PROJ. # | 18010 |
| REVISIONS | DATE |

ELEVATIONS - COLOR

A2.3b

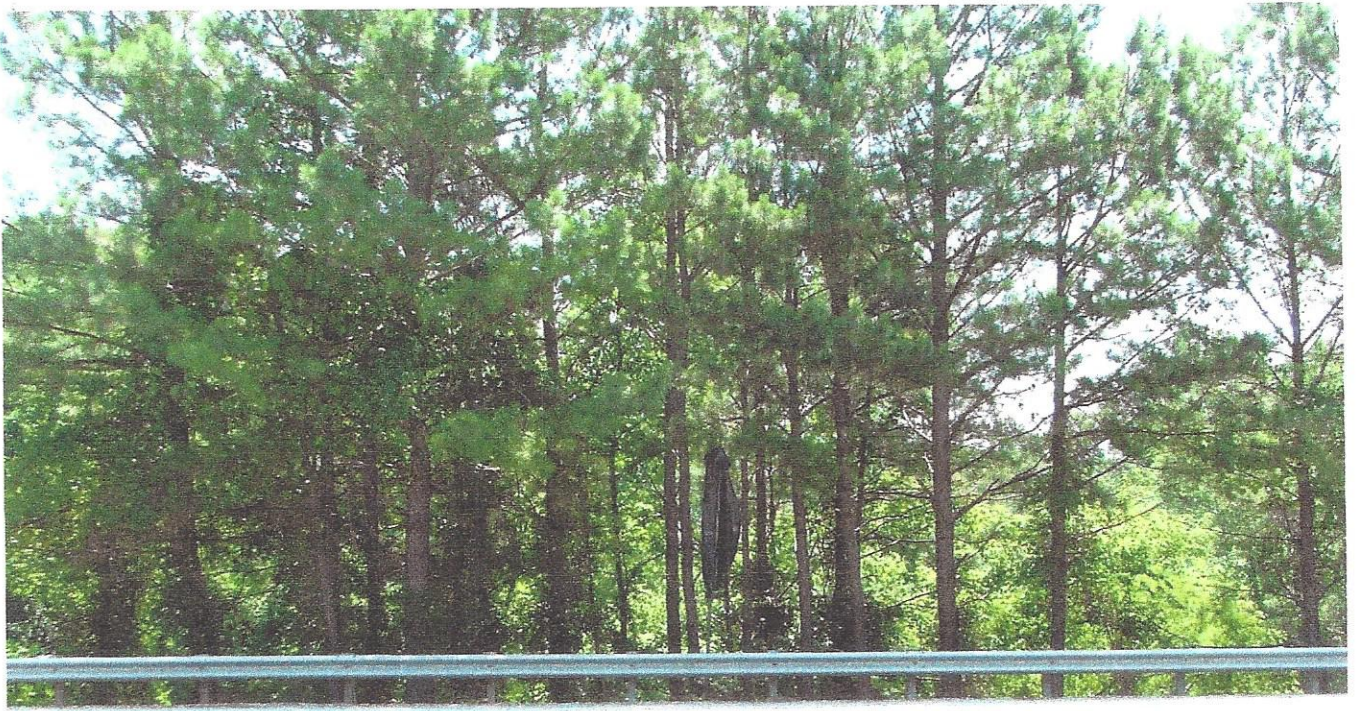


2 RIGHT (NORTH) SIDE ELEVATION - COLOR
A2.3b 3/32" = 1'-0"

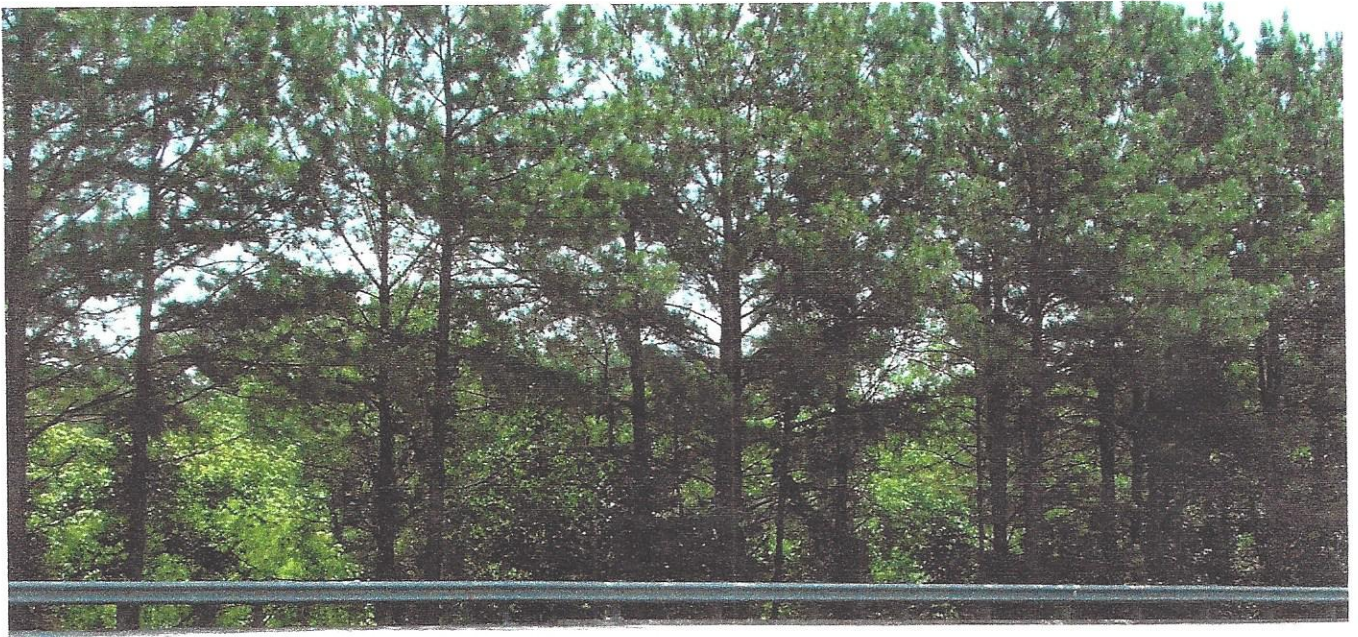


1 REAR (WEST) ELEVATION - COLOR
A2.3b 3/32" = 1'-0"

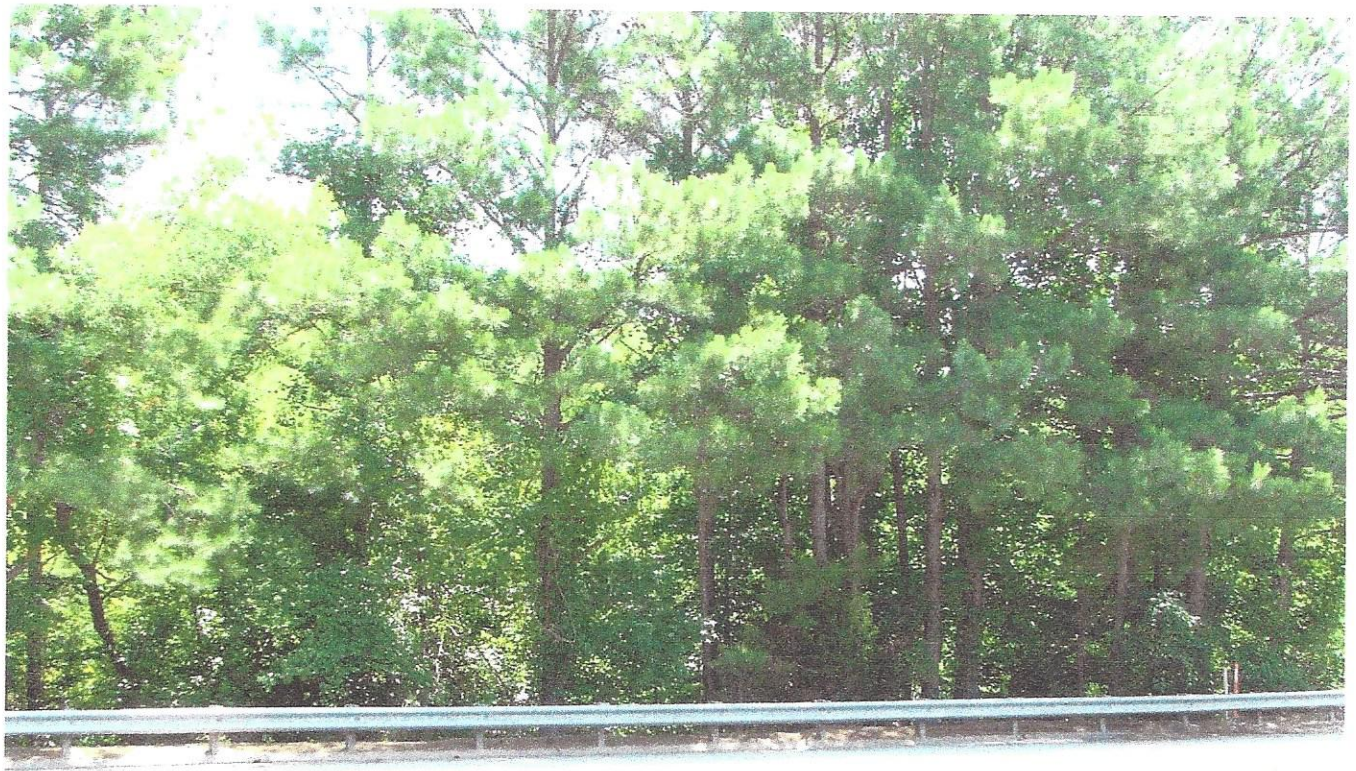
- EXTERIOR FINISH NOTES:
- BODY BRICK COLOR: TAYLOR COPPERTONE WIRE CUT UTILITY
 - ACCENT BRICK COLOR: PALMETTO CHOCOLATE WIRE CUT UTILITY
 - METAL SIDING BASE: SANDSTONE
 - METAL SIDING PARAPET & CAP FLASHING: SAGEBRUSH TAN
BUILDING RETAINING WALL - PAINTED TO MATCH SAGEBRUSH TAN
 - WINDOW GLASS: BRONZE TINTED INSULATED (SHOWN GRAY FOR RENDERING PURPOSES, BUT IS ACTUALLY CLEAR WITH A VERY SLIGHT TINT)
 - STOREFRONT: CHAMPAGNE



VIEW OF SITE FROM HAMMOND RD



VIEW FROM HAMMOND RD.



VIEWS FROM HAMMOND RD.



VIEW FROM HAMMOND RD



VIEW LOOKING AT CORNER OF HAMMOND RD. & RUSH ST.



VIEW ON RUSH ST. DRIVEWAY



VIEW FROM RUSH ST.



VIEW FROM BUSH ST.



BUS STOP ON RUSH ST.